151.0	0002	0023.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	895,900	/	895,900
USE VALUE:	895,900	/	895,900
ASSESSED:	895,900	/	895,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TABER WILLIAM H & LYNN HART
Owner 2:	
Owner 3:	
Street 1:	23 BUENA VISTA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1992, having primarily Vinyl Exterior and 1840 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	379,900		516,000	895,900
Total Card	0.172	379,900		516,000	895,900
Total Parcel	0.172	379,900		516,000	895,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.90 | /Parcel: 486.90

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100107
GIS Ref	
GIS Ref	
Insp Date	04/25/18

!11849!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0023.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,900	0	7,500.	516,000	895,900		Year end	12/23/2021
2021	101	FV	369,200	0	7,500.	516,000	885,200		Year End Roll	12/10/2020
2020	101	FV	369,200	0	7,500.	516,000	885,200	885,200	Year End Roll	12/18/2019
2019	101	FV	286,300	0	7,500.	483,800	770,100	770,100	Year End Roll	1/3/2019
2018	101	FV	285,800	0	7,500.	399,900	685,700	685,700	Year End Roll	12/20/2017
2017	101	FV	285,800	0	7,500.	367,700	653,500	653,500	Year End Roll	1/3/2017
2016	101	FV	285,800	0	7,500.	335,400	621,200	621,200	Year End	1/4/2016
2015	101	FV	280,200	0	7,500.	329,000	609,200	609,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:14:02

LAST REV

Date	Time
05/09/18	14:15:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11849

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERRING CONSTR.	22115-272		6/11/1992		250,000	No	No	Y	

USER DEFINED

Prior Id # 1:	100107
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2012	65	Manual	43,250					INSTALL 24 PANEL S
1/17/2012	61	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Inspected	BS	Barbara S
4/14/2018	MEAS&NOTICE	HS	Hanne S
6/12/2012	Info Fm Prmt	BR	B Rossignol
11/8/2008	Meas/Inspect	201	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
6/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	
Total:	516,000	Spl Credit		Total:	516,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.22065210
Const Adj.:	0.99742496
Adj $ / SQ:	170.451
Other Features:	94165
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454919
Depreciation:	75062
Depreciated Total:	379858

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

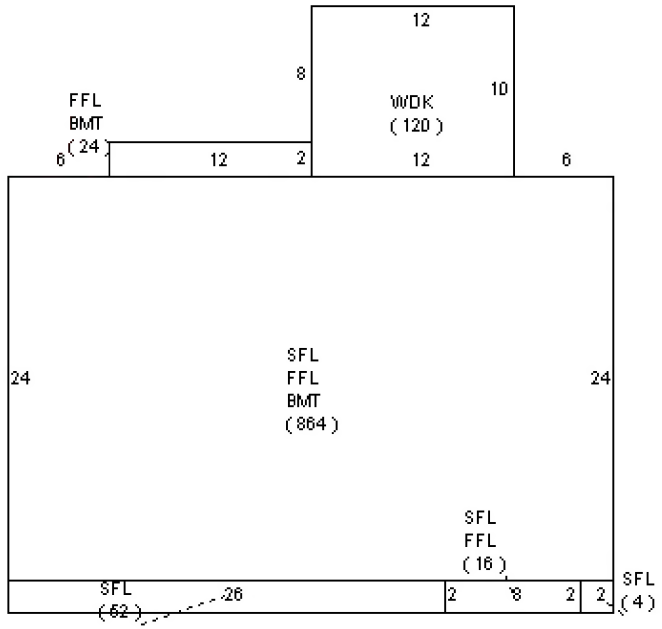
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.45
Special Features:	0	Val/Su Net:	133.39
Final Total:	379900	Val/Su SzAd	206.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	936	170.450	159,542
FFL	First Floor	904	170.450	154,088
BMT	Basement	888	51.140	45,408
WDK	Deck	120	14.300	1,716

Net Sketched Area:	2,848	Total:	360,754
Size Ad	1840	Gross Area	2848	FinArea	1840
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0023.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	